

# **AGENDA**

## **PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD LAND DEVELOPMENT REGULATION COMMISSION June 10, 2004**

### **BOARD MEMBERS**

**Wes Blackman, AICP Chair**

**D. J. Snapp, III, Vice Chair**

**Barbara Katz**

**Barbara Suflas Noble**

**Marvin Manning**

**Stephen Dechert**

**Martin Klein, Esq.**

**Leonard Tylka**

**Carmela Starace**

**David Carpenter, RLA**

**Joanne Davis**

**Ron Last, P.E.**

**John Glidden, R.A.**

**Rosa Durando**

**Wayne Larry Fish, R.L.S.**

**Maurice Jacobson**

**Charles Adams**

**Brian Waxman, Esq., Alternate**

**Frank Palen, Esq., Alternate**

**Karen T. Marcus  
Chair, District 1**

**Tony Masilotti  
Vice Chair, District 6**

**Jeff Koons  
Commissioner, District 2**

**Warren H. Newell  
Commissioner, District 3**

**Mary McCarty  
Commissioner, District 4**

**Burt Aaronson  
Commissioner, District 5**

**Addie L. Greene  
Commissioner, District 7**

**Robert Weisman  
County Administrator**



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100 Australian Avenue, West Palm Beach, Florida 33406 (561) 233-5200

## **MEMORANDUM**

**TO:** Wes Blackman, Chair, and  
Members of the Land Development Regulation Advisory Board

**FROM:** William Cross, Senior Planner  
Zoning Division

**DATE:** June 3, 2004

**RE:** **June 10, 2004 LDRAB Meeting - Agenda and Attachments**

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Enclosed are the agenda and supporting materials to assist you in preparing for the LDRAB meeting on Thursday, June 10, 2004. The meeting will take place in the 4<sup>th</sup> Floor Conference Room, PZB, 100 Australian Avenue, West Palm Beach, Florida.

To assist in the review of proposed ULDC amendments, please bring your copies of the ULDC Books.

If you should have any questions or require additional information, please contact me at 233-5206 or Jane Bilka, Code Revision Secretary at 233-5302.

Enclosures:      1.      June 10, 2004 LDRAB Agenda  
                         2.      Attachment A – May 13, 2004 LDRAB Minutes  
                         3.      Attachments B, C, D – Proposed Amendments to Articles 4, 5, 6  
                         4.      Attachment E – Scripps Amendments

cc:      Barbara Alterman, Esq., Executive Director, PZ&B  
            Lenny Berger, Assistant County Attorney  
            William C. Whiteford, AICP, Zoning Director  
            Jon MacGillis, Zoning Administrator



## **LAND DEVELOPMENT REGULATION ADVISORY BOARD**

**June 10, 2004 AGENDA**

**100 Australian Avenue**

**4<sup>th</sup> Floor Conference Room, 2:00 p.m.**

- A) Call to Order/Convene as the Land Development Advisory Regulation Advisory Board (LDRAB)
  - 1) Roll Call
  - 2) Additions, substitutions, and deletions
  - 3) Motion to adopt agenda
  - 4) Adoption of May 13, 2004 Minutes (Attachment A)
- B) ULDC Amendments
  - 1) Article 4 – Use Regulations (Attachment B)
  - 2) Article 5 – Supplementary Standards (Attachment C)
  - 3) Article 6 – Parking (Attachment D)
  - 4) Scripps Amendments (Attachment E)
- C) Convene as the Land Development Regulation Commission (LDRC)
  - 1) Proof of Publication
  - 2) Consistency Determinations
- D) Reconvene as the Land Development Regulation Advisory Board (LDRAB)
- E) Public Comments
- F) Staff Comments
- G) Adjourn

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**PALM BEACH COUNTY**

**LAND DEVELOPMENT REGULATION ADVISORY BOARD  
(LDRAB)**

**MINUTES OF MAY 13, 2004 MEETING**

On May 13, 2004 at 2:00 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB) met in the Fourth Floor Conference Room, at 100 Australian Avenue, West Palm Beach, Florida, for their regular meeting:

**A) Call to Order/Convene as the Land Development Advisory Regulation Advisory Board.**

- 1) Roll Call  
Chairman Wes Blackman called the meeting to order at 2:05 p.m.  
Recording Secretary Jane Bilka called the roll.

**Members Present**

David Carpenter  
Barbara Katz  
Barbara Noble  
Stephen Dechert  
Martin Klein  
Rosa Durando  
Larry Fish  
Maurice Jacobson  
Charles Adams  
Wes Blackman  
Frank Palen  
Brian Waxman

**Members Absent**

D.J. Snapp  
John Glidden  
Carmela Starace  
Marvin Manning

Joanne Davis arrived at 2:09

Ron Last and Leonard Tylka arrived at 2:24 pm

Members Present - 15

Members Absent 4

## **COUNTY STAFF PRESENT:**

William Whiteford, Zoning Director  
Jon MacGillis, Zoning Administrator  
Robert T. Buscemi, R.A, Principal Planner  
William Cross, Senior Planner  
Izabela Aurelson, Planner I  
Jane Bilka, Code Revision Secretary  
Lenny Berger, Assistant County Attorney  
Maryann Kwok, Principal Planner, Public Hearing  
Alan Seaman, Senior Planner, Board of Adjustment  
Ron Sullivan, Senior Planner, DRO/Concurrency  
John Pancoast, Senior Planner, Monitoring  
Wendy Hernandez, Senior Site Planner, Arch Review  
Genni Messina, Zoning/Code Site Plan Technician  
A. Roland Holt, Director, Building Division  
Sue Hopfensperger, Training Technician, Building Division  
Isaac Hoyos, Principal Planner, Planning Division,  
Gentry Benjamin, Assistant County Attorney

- 2) Additions, substitutions and deletions
- 3) Motion to adopt agenda
- 4) Adoption of April 8, 2004 LDRAB Minutes

Barbara Katz stated that she is not Vice President, but First Vice President of COBWRA.

Barbara Noble's comments are under Barbara Katz on pages 13. In addition, Barbara Noble is noted as a speaker on page 31 instead of Carmela Starace.

Rosa Durando stated that the reference to the word "comp plan" on page 13, line 17 should be changed to "EAR".

The term Exurban Tier and the Acreage need to be capitalized throughout the document.

The word "section" on page 14, line 9 should read "sector".

The word "ABADE" on page 26, line 7 should read "abate".

Larry Fish stated that the symbols used after his name should read "P.S.M." not "R.L.S."

Motion made by Maury Jacobson and seconded by Charles Adams to approve the minutes of April 8, 2004 prepared by Matthew Naddy of Official Reporting Service with the following corrections:

### **Comments by the Chair**

Chairman Wes Blackman opened the Public Hearing.

William Whiteford, Zoning Director announced that several text amendments relating to the Scripps Project will be formally presented to the Board for review and comments at the June 10, 2004 LDRAB meeting.

William Whiteford outlined and reviewed the Scripps changes as follows:

#### **Scripps Proposed Changes to the Code**

- a) Items affecting the Zoning Division will include zoning use change to a PIPD with some use types changed in the matrix to Permitted or Requested in a PIPD;
- b) Items the assigned to the Planning Division will include a land use change to EDC.
- c) Golf Courses – overnight accommodations. Not classified as density or motel/hotel. Considered Beach Cabana.
- d) The property would not be located within any tier and a Scientific Community Overlay would be established.
- e) There would be new language for work live space and accessory overnight accommodations.

Bill Cross summarized the formatting of the Summary Sheets and highlighted the following:

- a) The footer on each page reflects the type of change.
- b) The Headings in the Title Bar have 3 categories. (1) ULDC Article, Section, Page Number; (2) Code provision; and (3) Reason for Amendment.

There are three types of reasons 1) Amended – Scrivener's error; 2) Relocated; 3) Added Text.

## **B) ULDC Amendments**

### **1) Article 1 – General Provisions**

Bill Cross summarized all glitches in Article 1.

A motion was made by Maurice Jacobson and seconded by Joanne Davis to approve the glitches in Article 1. The motion passed unanimously.

### **2) Article 2 – Development Review Procedures**

Bill Cross summarized Glitches in Article 2 highlighting changes made to Art. 2.A.1.D.1.c., Board of Adjustment to clarify those articles/sections from which the Board of Adjustment cannot grant variances.

A motion was made by Joanne Davis and seconded by Maurice Jacobson to approve Article 2 glitch changes. The motion passed unanimously.

### **3) Article 3 – Overlay and Zoning Districts**

Bill Cross summarized all glitches in Article 3 highlighting changes made to Article 3.B.11.A, Purpose and Intent, to be consistent with the Comp Plan.

A motion was made by Maurice Jacobson and seconded by Martin Klein to approve Article 3 glitches. The motion was passed unanimously.

### **4) Flood Damage Prevention Ordinance**

Ronald Holt – Director of Building explained that people who own homes are required to buy flood insurance.

FEMA advised that PBC requirements were not up to date. The Ordinance has been rewritten to provide for the updated requirements.

Building Division is maintaining and rewrote the Ordinance. It made more sense for Building to monitor the Flood Ordinance since they deal with new construction, permits etc.

The old Ordinance only addressed the flood areas. PBC has 497 subdivisions that were recorded before the drainage system was implemented.

Expand a definition of FEMA areas and lots platted into buildable lots.

The Acreage is outside the FEMA flood zone.

Floor elevation should be 18 inches above the road surface.

Amendments to the Ordinance before the LDRAB Board on May 13, 2004 as follows:

**Page 26 lines 16-17 shall be amended as follows:**

Stipulation that no earth fill is to be placed on a lot without a permit. Health Department has advised the Building Department that the former does not issue any permits related to this matter. A. Ronald Holt wishes to delete all of line 16 and first three words of line 17.

Limitation of amount of fill you can place on a site. Fill can be up to 6 inches. If you want more fill you need to add to the radius around the property.

Wes Blackman - asked which article the Flood Ordinance was going to be placed in.

Jon MacGillis advised that this is still under discussion. The Flood Ordinance may be inserted into Article 5.

David Carpenter asked if there are any existing properties with no regulations to build house below level. Will the new Ordinance make some properties uninsurable. Must meet the flow elevation.

Ronald Holt advised that a commercial building can have a slab below water level as long as there is a drainage for the water to drain off the property.

Frank Palen advised that FEMA is not in unincorporated area of PBC.

Ronald Holt advised there were two types of flooding:

Velocity – storm rolls in off the ocean



Slow rising – slowly floods the land, (high tide, hurricane). The Building Department has some complaints last hurricane that ground becomes so saturated – septic system could not handle it.

Ronald Holt advised that the area storm drainage systems is not addressed in Flood Ordinance.

Barbara Katz questioned whether a developer is required to make all properties the same level to avoid flooding on the adjacent properties.

Ronald Holt advised that If the site is raised 6 inches above level, FEMA can take them out of flood zone.

Steve Dechert: If the standard is 18 inch from the road. What about the Acreage which is mostly dirt roads.

Gentry Benjamin advised the following amendments to the Flood Ordinance:

Page 13, Section 7A, lines 4 and 5 being amended to read: “This Ordinance shall apply within the unincorporated areas of Palm Beach County”.

Page 13, line 16 Flood plain change to “Flood” be deleted administratively.

Page 14 lines 7-15 placing an emphasis on Code Enforcement instead of instituting suit. The cost of filing suit is \$250.00 and the most monies that can be recovered is \$500.00.

**Page 14 of the Ordinance has been amended as follows:**

Violations of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variances shall be enforceable pursuant to the Code Enforcement Procedures established in Chapter 162, Parts I and II, F.S., as amended or replaced and Article 10, Chapter A, of the Palm Beach County Unified Land Development Code. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Flood Damage Prevention Administrator or Palm Beach County from taking such other lawful actions as are necessary to prevent or remedy any violation, including enforcement pursuant to Section 125.69, F.S. as amended or replaced. Any person who receives a conviction

pursuant to Section 125.69, F.S., as amended or replaced, for violating this Ordinance or failing to comply with any of its requirements shall, upon conviction hereof, be fined not more than \$500 or imprisoned for not more than 60 days.

Page 31, Section 12 lines 16-18. The following text is being deleted:

**“SECTION 12. PROVIDING FOR APPLICABILITY**

This Ordinance shall be applicable in the unincorporated areas of Palm Beach County, Florida.”

The remainder of the Ordinance will be renumbered.

Leonard Tylka asked why there was a need for violations and code enforcement.

Lenny Berger responded that there was a need to build to grade and permits.

Motion was made by Frank Palen and seconded by Maury Jacobson to approve Flood Ordinance with the suggested changes. The motion passed unanimously.

Ronald Holt advised that the Flood Ordinance cannot be used for building violations. Code enforcement cannot be used for building violations.

**C) Convene as the Land Development Regulation Commission.**

- 1) Proof of Publication (Note: heard out of order)

Motion made by Maury Jacobson and seconded by Barbara Katz to approve Proof of Publication.

- 2) Consistency Determinations

The Board then convened as the LDRC and Isaac Hoyos, Principal Planner of the Planning Division stated that all above glitches, text amendments and Flood Ordinance are consistent with the Comp Plan.

Motion made by Barbara Noble and seconded by Joanne Davis to approve the presented items with corrections. The motion passed unanimously.

**D) Reconvene as the Land Development Regulation Advisory Board**

Review Draft Rules of Procedure (\*Note: Item heard out of order)

Lenny Berger advised that any Subcommittee would consist of one Land Development Regulation Advisory Board member and two non-members.

Lenny Berger advised that in Article V, Subcommittees of the Rules of Procedure there would be a change in the language in "c".

Presence of least two members and one LDRAB member.

The following language shall be replaced as follows: "The presence of **at least** two members of the subcommittee, **one of whom must be an LDRAB member**, shall constitute a quorum necessary to take action and transact business".

Lenny Berger advised LDRAB to look over the option of extraordinary absences. A member can attend via telephone, but this member would not be counted to form a quorum. The member attending by phone can vote.

Lenny Berger advised in the Rules of Procedure under Article III B. the reference to Art. 17.C.2.C should be replaced with Art. 17.C.2.D. Under Article V, Subcommittee should read as follows:

"The presence of at least two members of the subcommittee, one of whom must be an LDRAB member, shall constitute a quorum necessary to take action and transact business".

The motion was made by Barbara Noble and seconded by Joanne Davis to approve Rules of Procedure. The motion passed unanimously.

Leonard Tylka advised that he will be unable to attend the June 10, 2004 meeting.

There were no public or board comments.

**E) Staff Comments**

Bill Cross reviewed the timeline for Scripps, Glitches, Public Hearing, Planning, and Flood Plain Ordinance.

Bill Cross advised the dates in timeline were for staff reference.

**F) Adjourn**

The Land Development Regulation Advisory Board meeting adjourned at 3:28 pm.

Recorded tapes of all Land Development Regulation Advisory Board are kept on file in the Palm Beach County Zoning/Code Revision office.

**ARTICLE 4, USE REGULATIONS**  
**SUMMARY OF AMENDMENTS**  
**Revised 06/02/04**

ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
Art. 4.A.3.A.2 DRO Page 11 of 149	2. <b>DRO</b> Uses identified with a "D" <u>or exceeding the thresholds of Table 4.A.3.A-2, Threshold for Projects Requiring DRO Approval</u> are permitted subject to approval by the DRO in accordance with Art. 2.D, Administrative Processes.	Amendment - Added reference to table.
Tbl. 4.A.3.A-1 Use Matrix Page 13 of 149	<b>Nursing <u>or</u> Convalescent Facility</b>	Scrivener's error – Grammatical error.
Art. 4.B.1.A.1.h Kitchen Removal Page 21 of 149	h. <b>Kitchen Removal</b> An agreement to remove all kitchen equipment shall be executed for the dwelling unit prior to the issuance of a Special Permit. The agreement shall require the kitchen to be removed if the principal dwelling is no longer owner occupied <u>or ceases to operate as an accessory dwelling</u> .	Amendment – Clarified kitchen removal requirements.
Art. 4.B.1.A.3.a.1)c) Agricultural Classification Page 26 of 149	c) <b>Agricultural Classification</b> The property has received a qualified agricultural classification pursuant to F.S. §193.461.	Scrivener's Error – Corrected reference.
Art. 4.B.1.A.24.c.3) Duration Page 35 of 149	3) <b>Duration</b> Time limitations for occupancy shall be in accordance with Art. 3.E.3.7.D, RVPD Time Limitations.	Scrivener's error – Corrected reference.
Art. 4.B.1.A.29.b.1) Permitted Use Page 37 of 149	1) <b>Permitted Use</b> A church or place of worship not exceeding 3,000 square feet of GFA or 150 seats shall be permitted in the CN, CC, <u>CG</u> , TMD districts, and a commercial pod in a PDD or TDD subject to DRO approval.	Amendment - Added District.
Art. 4.B.1.A.29.b.4) Limited Day Care Page 38 of 149	4) <b>Limited Day Care</b> A limited day care shall be permitted as an accessory use to a church or place of worship with a minimum of <del>3,0000</del> <u>3,000</u> square feet of GFA or 150 seats subject to approval by the DRO.	Scrivener's error – Corrected number.
Article 4.B.1.A.34.a.3) Type 3 Page 39 of 149	3) <b>Type 3</b> Determined by Table 4.B.1.A-3, Maximum Permissible Occupancy in Type <u>3</u> Congregate Living Facilities, below; <u>or, in the case of a non residential district by the alternate density specified in the Plan by 2.34, which represents the average household size in PBC in the 2000 US Census.</u>	Amended – Clarify density calculations for non-residential districts.

**\*Notes:**

Underlined language indicates proposed new language.  
 Language crossed out indicates language proposed to be deleted.  
 ... (ellipses) indicates language not amended which has been omitted to save space.  
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ARTICLE 4, USE REGULATIONS  
SUMMARY OF AMENDMENTS  
Revised 06/02/04

ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment																																																		
Tbl. 4.B.1.A-3 Maximum Permissible Occupancy in Type 3 Page 39 of 149	See table below.  <table><tr><th colspan="4">Table 4.B.1.A-3 - Maximum Permissible Occupancy in Type 3 Congregate Living Facilities</th></tr><tr><th rowspan="2">FLU Category</th><th rowspan="2">Zoning District</th><th colspan="2">Maximum Occupancy (Residents per Acre)</th></tr><tr><th>Standard District</th><th>Planned Development<sup>1</sup></th></tr><tr><td>AGR</td><td>AGR</td><td>PROHIBITED</td><td><del>0.24</del> <u>0.23</u></td></tr><tr><td>RR</td><td>AR</td><td>PROHIBITED</td><td><del>0.24</del> <u>0.23</u></td></tr><tr><td>RR20</td><td>AR</td><td>PROHIBITED</td><td><del>0.42</del> <u>0.11</u></td></tr><tr><td>LR1</td><td>RE, RT</td><td>PROHIBITED</td><td><del>2.40</del> <u>2.34</u></td></tr><tr><td>LR2</td><td>RT</td><td>PROHIBITED</td><td><del>4.80</del> <u>4.68</u></td></tr><tr><td>LR3</td><td>RT</td><td>PROHIBITED</td><td><del>7.20</del> <u>7.02</u></td></tr><tr><td>MR5</td><td>RS</td><td>PROHIBITED</td><td><del>12.0</del> <u>11.70</u></td></tr><tr><td>HR8</td><td>RS, RM</td><td><del>14.3</del> <u>14.04</u></td><td><del>19.4</del> <u>18.72</u></td></tr><tr><td>HR12</td><td>RM</td><td><del>19.12</del> <u>18.72</u></td><td><del>28.7</del> <u>28.08</u></td></tr><tr><td>HR18</td><td>RM</td><td><del>19.12</del> <u>18.72</u></td><td><del>28.7</del> <u>28.08</u></td></tr></table>	Table 4.B.1.A-3 - Maximum Permissible Occupancy in Type 3 Congregate Living Facilities				FLU Category	Zoning District	Maximum Occupancy (Residents per Acre)		Standard District	Planned Development <sup>1</sup>	AGR	AGR	PROHIBITED	<del>0.24</del> <u>0.23</u>	RR	AR	PROHIBITED	<del>0.24</del> <u>0.23</u>	RR20	AR	PROHIBITED	<del>0.42</del> <u>0.11</u>	LR1	RE, RT	PROHIBITED	<del>2.40</del> <u>2.34</u>	LR2	RT	PROHIBITED	<del>4.80</del> <u>4.68</u>	LR3	RT	PROHIBITED	<del>7.20</del> <u>7.02</u>	MR5	RS	PROHIBITED	<del>12.0</del> <u>11.70</u>	HR8	RS, RM	<del>14.3</del> <u>14.04</u>	<del>19.4</del> <u>18.72</u>	HR12	RM	<del>19.12</del> <u>18.72</u>	<del>28.7</del> <u>28.08</u>	HR18	RM	<del>19.12</del> <u>18.72</u>	<del>28.7</del> <u>28.08</u>	Amendment – Revised to incorporate 2000 U.S. Census data.
Table 4.B.1.A-3 - Maximum Permissible Occupancy in Type 3 Congregate Living Facilities																																																				
FLU Category	Zoning District	Maximum Occupancy (Residents per Acre)																																																		
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Art. 4.B.1.A.34.b.2) b)(1) Planned Development Districts (PDDs) Page 40 of 149	<del>(1) — Planned Development Districts (PDDs) A Type 3 facility having 250 residents or fewer may be located in a pod with access to a local street or a parking tract in a PDD. These facilities shall only be permitted in a multi-family, commercial, or civic pod, subject to the following criteria: (a) Compatibility The CLF shall be compatible with the surrounding area, including the height and mass of surrounding building(s). (b) Height The CLF shall not be more than one story higher than existing, or proposed development within a 150-foot radius of the facility. The measurement shall be made from structure to structure.</del>	Relocated – Requirement s not related to location, relocated to Art. 4.B.1.A.34.c Design and Compatibility (Page 40 of 149)																																																		
Art. 4.B.1.A.34.c. Design and Compatibility Page 40 of 149	c. Design and Compatibility Types 2 and 3 CLF s shall comply with Art. 5.C Design Standards. <del>1) Planned Development Districts (PDDs) A Type 3 facility having 250 residents or fewer may be located in a pod with access to a local street or a parking tract in a PDD. These facilities shall only be permitted in a multi-family, commercial, or civic pod, subject to the following criteria: a) Compatibility The CLF shall be compatible with the surrounding area, including the height and mass of surrounding building(s). b) Height The CLF shall not be more than one story higher than existing, or proposed development within a 150-foot radius of the facility. The measurement shall be made from structure to structure. [Relocated from Art. 4.B.1.A.34.b.2)b)(1), page 40 of 149]</del>	Relocated – Text from Art. 4.B.1.A.34.b. 2)b)(1) Planned Development Districts (PDDs) (Page 40 of 149)																																																		
Art. 4.B.1.A.40.i.1) Drop-off Access Page 44 of 149	i. Drop-off Access 1) Drop-Off One designated drop off space shall be provided for every <del>ten</del> <u>twenty</u> children or adults. Drop-off spaces shall be a minimum of 12 feet in width.	Amendment - Corrected to match Table 6.A.1.B-1 Minimum Off Street Parking and Loading Requirement s.																																																		

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**ARTICLE 4, USE REGULATIONS**  
**SUMMARY OF AMENDMENTS**  
**Revised 06/02/04**

ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
Art. 4.B.1.A.83 Medical Dental Office Page 56 of 149	83. Medical <u>or</u> Dental Office	Scrivener's error – Grammatical error.
Art.4.B.1.A.90. b Frontage Page 60 of 149	b. <b>Frontage</b> A minimum of 100 feet or the minimum requirement of the district. <del>Access shall be provided from a collector or arterial street.</del>	Amendment – Limit access requirement to residential FLU category only.
Art.4.B.1.A.101. a.3) Uses Page 63 of 149	3) <b>Uses</b> The use shall be limited to those uses identified above. No <del>additional</del> Special Permits shall be permitted in conjunction with the stand except for seasonal sales. Seasonal sales that require additional storage area may be permitted in accordance with Art. 4.B.1.A.115, Retail Sales, Mobile or Temporary. No vending machines or other similar equipment shall be permitted on site.	Amendment – Deleted word to clarify that there are <u>no</u> Special Permits allowed, except for seasonal sales.
Art.4.B.1.A.105. e Chipping or Mulching Page 68 of 149	e. <b>Chipping or Mulching</b> If a recycling plant facility includes chipping or mulching, adherence <u>to the</u> standards of Art. 4.B. <del>31</del> .A-28, Chipping and Mulching, is required.	Scrivener's error - Corrected reference and grammar.
Art.4.B.1.A. 107. CC District Page 69 of 149	<b>Repair and Maintenance General</b> .... a. <b>CC District</b> A maximum of 5,000 square feet of GFA, <del>unless approved as a Class A conditional use.</del> b. <b>Enclosed Repair Activities</b> <del>Except in the district, a</del> All repair and maintenance activities shall be conducted within an enclosed structure, <u>except in the IL and IG districts, and PDDs with an IND FLU designation.</u> c. <b>Storage</b> <del>Except in industrial IG districts, t</del> There shall be no outdoor storage of disassembled vehicles or parts <u>except in the IL and IG districts, and PDDs with an IND FLU designation.</u> d. <b>Industrial</b> <u>In the IL and IG districts, and PDDs with an IND FLU designation, outdoor storage and/or repair activities, shall be screened from view in accordance with the requirements of Art. 5.B.1.A.3.d, Industrial Districts.</u> d e. <b>Setbacks</b> ..... e f. <b>Bay Door Orientation</b> ..... f g. <b>No Loudspeakers</b> ..... g h. <b>Vehicle Testing on Residential Streets</b> ..... h i. <b>Architecture</b> .....	Amendment – Limited use in CC District and clarified screening requirements.

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# ARTICLE 4, USE REGULATIONS SUMMARY OF AMENDMENTS

**Revised 06/02/04**

ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
Art.4.B.1.A.108. e Industrial Page 70 of 149	<b>e. Industrial</b> In the IL, <u>and</u> IG districts and PDDs with <u>an</u> IND FLU designation, outdoor storage and outdoor repair activities shall be screened from view in accordance with <u>the requirements of</u> Art. 5.B. <del>1.A.3.d.</del> , <del>Accessory and Temporary Uses</del> <u>Industrial Districts</u> .	Amendment - Clarified screening requirements.
Art.4.B.1.A.118. c.1)b) Previous Approvals and Future Amendments Page 75 of 149	<b>b) Previous Approvals and Future Amendments</b> Public schools approved prior to June 16, 1992 shall be considered conforming uses. <u>Future amendments to</u> <del>These</del> schools shall be subject to the requirements of this Section and Art. <del>2.D.1</del> , Development Review <u>Process Procedures</u> and Art. 2.D.1, DRO.	Scrivener's error – Corrected references.
Art.4.B.1.A.120. b.1) Frontage Page 78 of 149	<b>1) <del>Frontage Location</del></b> <del>A self-service storage facility shall have a minimum of 100 feet of frontage on an arterial collector street.</del> A self service storage facility located in a CL FLU designation shall not be located within 1,000 feet of another self-service storage facility.	Amendment – Deleted redundant frontage requirement.
Art.4.B.1.A.120. b.2) Limitations Page 78 of 149	<b>2) <u>Office</u> Limitations</b> A maximum of 1,000 square feet of the rental office may be devoted to the rental and sale of retail items used for moving and storage, such as hand trucks, cartons, tape, and packing materials.	Amendment – Clarified limitations.
Art.4.B.1.A.132 Townhouse Page 83 of 149	<b>132. Townhouse</b> A dwelling unit located on an individual lot and attached by at least one but no more than two party wall(s) along 50 percent of the maximum depth of the unit, to one or more other dwelling units; has a continuous foundation; each on its own lot, with said party wall(s) being centered on the common property line(s) between adjacent lots. <b>a. <u>RS Zoning District with MR5 FLU Designation</u></b> <u>A townhouse development in the RS zoning district with a MR5 FLU designation shall require a Class A conditional use approval.</u> <i>[relocated from Art. 3.D.2.A.1.a, General, page 46 of 125]</i>	Relocated from Art. 3.D.2.A.1.a, General, page 46 of 125.
Art.4.B.1.A.142 Zero Lot Line Home Page 89 of 149	<b>142. Zero Lot Line Home</b> The use of a lot for one detached dwelling unit with at least one wall, but not more than two walls or a portion thereof, located directly adjacent to a side lot line, excluding a mobile home but including a manufactured building. Subject to additional standards in Art. 3, Overlays and Zoning Districts. <b>a. <u>RS Zoning District with MR5 FLU Designation</u></b> <u>A ZLL development in the RS zoning district with a MR5 FLU designation shall require a Class A conditional use approval.</u> <i>[relocated from Art. 3.D.2.C.1.a, Approval, page 48 of 125]</i>	Relocated from Art. 3.D.2.C.1.a, Approval, page 48 of 125.
Art. 4.C.1 Definitions (Communication Tower, Commercial) Page 90 of 149	<b>Communication Tower, Commercial</b> - any tower whose principal use is to facilitate transmissions for AM/FM radio, television, microwave, cellular, digital, personal communication services, enhanced specialized radio, and related communication services. Towers located on school sites and utilized for educational purposes only, pursuant to F.S. Chapter <del>235</del> <u>1013</u> , shall not be considered commercial communication towers.	Amendment – To address renumbering of Florida Statutes.
Art. 4.C.7.F.2.c Other [related to COWS 50 Feet in Height or Less] Page 123 of 149	<b>c. Other</b> COWS not utilizing a commercial power source shall be subject to the setback requirements of Art. 4.C. <del>6.7</del> .F.1, COWs Greater than 50 Feet in Height.	Scrivener's error – Corrected reference.
Art.4.D.3.C Type II Page 125 of 149	<b>C. Type II</b> The approval process for Type II excavation is administered by PZB and ERM. Application procedures and requirements are in Art. 4.D.6.B, Additional Application Request for Type II, Type IIIA and <del>t</del> Type IIIB.	Scrivener's error – Capitalized word.

**\*Notes:**

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**ARTICLE 4, USE REGULATIONS**  
**SUMMARY OF AMENDMENTS**  
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ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
Art.4.D.5.F.7.a. 1) Location and Access Page 133 of 149	<b>1) Location and Access</b> Local residential streets shall not be used for access or as a haul route. The site shall front on and have direct access to an arterial or collector street designated on the County's Future Thoroughfare Identification Map. In cases when the street on the Thoroughfare Identification Map is not paved, the BCC may allow an Excavation Type III to locate and have access to the street provided the BCC makes a finding of fact that the use of the street will not cause an incompatible affect on surrounding residential uses, and may condition the project to obtain a haul permit in accordance with Art. 4.D.8.A. <u>910</u> , Hauling Standards.	Scrivener's error – Corrected reference.
Art.4.D.5.F.7.c. 2)a)(1) Separation from Residential Uses Page 135 of 149	<b>(1) Separation from Residential Uses</b> Separations from residential uses, shall be a minimum of one-eighth of a mile, in all directions measured in accordance with Art. 4.D.5.F.7.a- <del>d.2</del> , Separation from <del>e</del> <u>O</u> ther Land Uses, above.	Scrivener's error – Capitalized word and corrected reference.
Art. 4.D.5.F.7.c.2)a) (3) Setbacks Page 135 of 149	<del>(3)</del> <b>(2) Setbacks</b> Minimum setbacks shall be provided based on separations from uses as indicated below.	Amendment – Corrected reference.
Art.4.D.5.F.7.c. 2)a)(2) Separation from Commercial and Industrial Uses Page 135 of 149	<del>(2)</del> <b>(3) Separation from Commercial and Industrial Uses</b> <i>Commercial: 1/2 mile</i> <i>Industrial: 1/8 mile</i>  [Text relocated above Table 4.D.5.F-23 – Setbacks Based on Separation from Commercial and Industrial Land Uses]	Amendment – Corrected and relocated text.
Tbl. 4.C.5.F-23 Setbacks Based on Separation From Commercial and Industrial Land Uses Page 136 of 149	<b>Table 4. <del>C.D.</del>5.F-23 – Setbacks Based on Separation From Commercial and Industrial Land Uses</b>	Scrivener's error – Corrected reference.
Art.4.D.7.B. Contents of Notice of Intent to Construct Page 138 of 149	<b>B. Contents of Notice of Intent to Construct</b> .....  3. Art. 4.D.8.C.3, Littoral Planting; <del>and,</del> 4. Master Plan, showing all phases of development, if applicable-; <del>and,</del> <u>5. methods of stormwater pollution prevention if construction of the project may result in an area of exposed soil greater than one acre subject to Federal National Pollution Discharge Elimination System (NPDES) stormwater regulations, a copy of the on-site Stormwater Pollution Prevention Plan shall be submitted as part of the permit application.</u>  .....	Amendment – Added provision.

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## Revised 06/02/04

**Attachment "B", Page 6 of 6**

# ARTICLE 5, SUPPLEMENTARY STANDARDS SUMMARY OF AMENDMENTS

Revised 6/2/04

ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
<b>Fig. 5.B.1.A-1</b> Accessory Structure Setbacks <b>Page 11 of 63</b>	See Figure below:	Deleted – 5' landscape buffer from figure.
	<p style="text-align: center;">AR District</p>	
<b>Art.5.B.1.A.1.d .1)b)</b> ZLL <b>Page 11 of 63</b>	<b>b) ZLL</b> Accessory structures shall meet the setback requirements of Table 3.D.2. <del>AB-67, Townhouse Regulations</del> <b>ZLL Property Development Regulations.</b>	Scrivener's error – Corrected reference.
<b>Art.5.B.1.A.2.a</b> Height <b>Page 12 of 63</b>	<b>a. Height</b> The height of a fence or wall shall be measured in accordance with Art. <del>7.F 1.C.4.C.2, Perimeter Buffer Landscape Requirements</del> <b>Fence/Wall Height</b> . Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight feet in the required side (to the required front setback) and rear yards and not exceeding a height of four feet in the required front yards. The height shall be measured adjacent to the hedge from the lowest grade on either side of the hedge.	Scrivener's error – Corrected reference.
<b>Tbl 5.B.1.A-4</b> Screen Enclosed Setbacks <b>Page 20 of 63</b>	<b>Table 5.B.1.A-4 – Screen <del>Enclosed Enclosure</del> Setbacks</b>	Scrivener's error – Corrected word.
<b>Art. 5.C.1.B.5.d</b> Related to Architectural Guidelines <b>Page 29 of 63</b>	5. The following uses, regardless of building size: a. Automotive paint or body shop; b. Repair and maintenance, general; <del>and</del> c. Retail sales, automotive parts and accessories; <del>and</del> <b>d. Any use in the CN or CLO districts.</b>	Amendment – Added CN and CLO districts.
<b>Art. 5.C.1.E.1</b> Methods <b>Page 30 of 63</b>	<b>1. Methods</b> An applicant or PBC may request review for compliance with this Chapter in accordance with <b>any</b> one of the following methods:	Amendment – Added a word for clarification.
<b>Art. 5.C.1.H.1</b> Nonresidential Design Elements <b>Page 32 of 63</b>	<b>1. Nonresidential Design Elements</b> The following guidelines shall apply to all nonresidential projects or buildings <b>that meet the threshold in Art. 5.C.1.B and are not exempt in Art. 5.C.1.C:</b>	Amendment – Clarified applicability of provisions.

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**ARTICLE 5, SUPPLEMENTARY STANDARDS**  
**SUMMARY OF AMENDMENTS**  
**Revised 6/2/04**

ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
Art. 5.E.3.A.5.c Crowd Noise Page 40 of 63	c. <b>Crowd Noise</b> Non-amplified sound generated by <del>a</del> crowd noises at sporting events.	Scrivener’s error – Corrected grammar.

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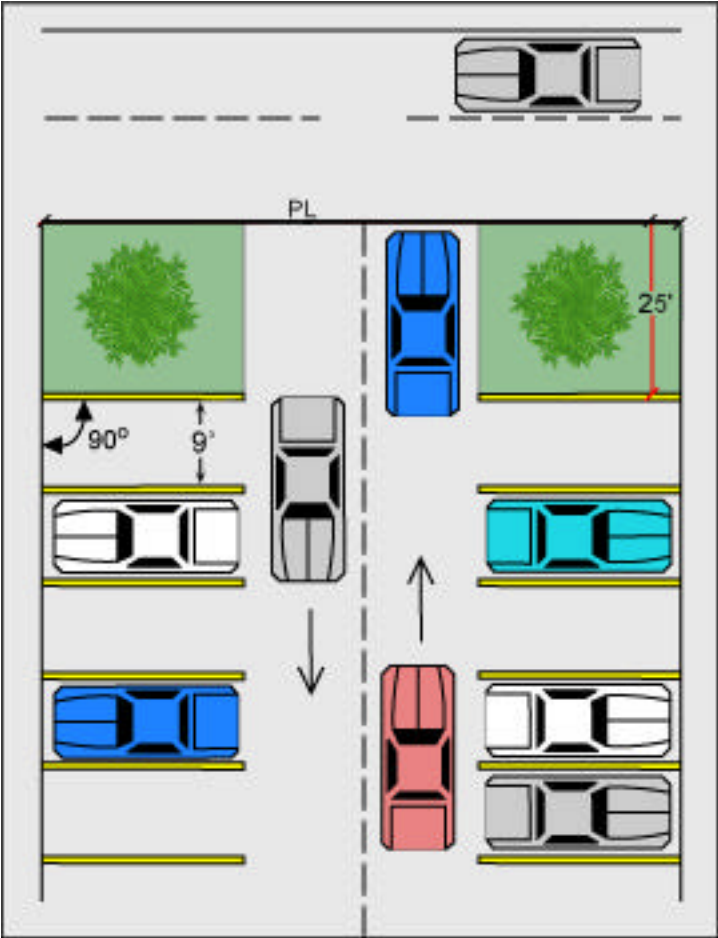
ARTICLE 6, PARKING  
SUMMARY OF AMENDMENTS  
Revised 6/2/04

ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment																										
Art. 6.A.1.D.6 Handicap Parking Page 16 of 39	6. <b><u>Parking Spaces for Persons Who Have Disabilities</u></b> <del>Handicap Parking</del> The provision of <del>handicap</del> parking <b><u>spaces</u></b> and passenger loading areas <b><u>for persons who have disabilities</u></b> shall be governed by F.S. §316.1955, F.S. <del>§316.1956</del> <b><u>§316.1957</u></b> , and F.S. <del>§563.48</del> <b><u>§553.5041</u></b> . These Sections shall govern the signage, identification and reservation of spaces for <b><u>persons who have disabilities</u></b> <del>the handicapped</del> . The minimum number of <del>handicap</del> parking spaces <b><u>for persons who have disabilities</u></b> shall comply with the following table.	Amendment – Corrected to be consistent with Florida Statutes.																										
Tbl. 6.A.1.D-2 Handicap Parking Spaces Page 17 of 39	See table below:	Amendment – Corrected to be consistent with Florida Statutes.																										
<table><tr><th colspan="2">Table 6.A.1.D-2 – <del>Handicapped Parking Spaces</del><b><u>Parking Spaces for Persons Who Have Disabilities</u></b></th></tr><tr><th>Total Spaces</th><th>Required Number <b><u>of Spaces</u></b> to be Reserved for <del>Handicapped</del> <b><u>Persons Who Have Disabilities</u></b></th></tr><tr><td>up to 25</td><td>1</td></tr><tr><td>26 to 50</td><td>2</td></tr><tr><td>51 to 75</td><td>3</td></tr><tr><td>76 to 100</td><td>4</td></tr><tr><td>101 to 150</td><td>5</td></tr><tr><td>151 to 200</td><td>6</td></tr><tr><td>201 to 300</td><td>7</td></tr><tr><td>301 to 400</td><td>8</td></tr><tr><td>401 to 500</td><td>9</td></tr><tr><td>501 to 1000</td><td>2 percent of total</td></tr><tr><td>over 1000</td><td>20 plus 1 for each 100 over 1000</td></tr></table>			Table 6.A.1.D-2 – <del>Handicapped Parking Spaces</del> <b><u>Parking Spaces for Persons Who Have Disabilities</u></b>		Total Spaces	Required Number <b><u>of Spaces</u></b> to be Reserved for <del>Handicapped</del> <b><u>Persons Who Have Disabilities</u></b>	up to 25	1	26 to 50	2	51 to 75	3	76 to 100	4	101 to 150	5	151 to 200	6	201 to 300	7	301 to 400	8	401 to 500	9	501 to 1000	2 percent of total	over 1000	20 plus 1 for each 100 over 1000
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501 to 1000	2 percent of total																											
over 1000	20 plus 1 for each 100 over 1000																											
Art.6.A.1.D.11.c Location Page 19 of 39	c. <b>Location</b> Off-site parking shall not be located more than 600 linear feet from the building <del>of or</del> use it is intended to serve. Off-site parking shall not be separated from the principal use by a street with a width of more than 80 feet.	Scrivener's error – Corrected grammar.																										
Art.6.A.1.D.14.a .2)b) Queing Distance Page 22 of 39	b) <b>Queuing Distance</b> In a parking lot a minimum queuing distance of 25 feet is required between the property line and the first parking space, unless otherwise approved by the <b><u>Land</u></b> Development <del>Department</del> <b><u>Division</u></b> .	Scrivener's error – Corrected Division heading.																										
Fig. 6.A.1.D-7 Queuing Distance Page 22 of 39	See revised graphic below:	Scrivener's error – The queuing distance was amended from 20' to 25'.																										

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ARTICLE 6, PARKING  
SUMMARY OF AMENDMENTS  
Revised 6/2/04

ULDC Article/ Section Page Number	Code Provision*	Reason for Amendment
	<p>Figure 6.A.1.D-7 – Queuing Distance</p> 	

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SCRIPPS AMENDMENTS  
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ULDC Article/ Section Page Number	Code Provision	Reason for Amendment																																																																																																																																																																																																												
Art. 3.A.1.B.1 Overlays Page 11 of 125	1. Overlays ..... <del>SCO-SCGCFO</del> Sugar Cane <u>Growers Cooperative of Florida Protection Area</u> Overlay	Amendment – To be consistent with the Plan.																																																																																																																																																																																																												
Art. 3.B.12 SCO, Sugar Cane Overlay Page 25 of 125	Section 12 <del>SCO</del> <u>SCGCFO</u> , Sugar Cane <u>Growers Cooperative of Florida Protection Area</u> Overlay  A. Purpose and Intent The purpose and intent of the <del>SCO</del> <u>SCGCFO</u> is to maintain the integrity of bona fide agricultural operations related to the cultivation and processing of sugar cane, by prohibiting the encroachment of incompatible land uses or activities. It will also provide opportunities for the inclusion of related accessory and supporting uses and/or activities in close proximity to the existing mill.  B. Boundaries The <del>SCO</del> <u>SCGCFO</u> includes all of Sections 21 and 28, the eastern half of Sections 20 and 29, Township 43 Range 37, excluding completely the western half of Sections <del>s</del> 20 and 29.  C. Use Regulations The following uses shall be permitted in the SCGCFO, subject to Art. 4.A, Use Classification.	Amendment – To be consistent with the Plan.																																																																																																																																																																																																												
Tbl. 3.E.1.B-10 PDD Use Matrix Page 56 of 125	See table below:	Amendment – Added Work/Live Space as a permitted use to PIPD Industrial Use Zone.																																																																																																																																																																																																												
<div>Table 3.E.1.B.10 – PDD Use Matrix</div> <table><tr><th rowspan="4">Use Type</th><th colspan="5">PUD</th><th colspan="7">MUPD</th><th colspan="4">MXPD</th><th colspan="3">PIPD</th><th></th><th></th><th></th></tr><tr><th colspan="5">Pods</th><th colspan="7">Land Use Designations</th><th colspan="4">Land Use Designations</th><th colspan="3">Use Zone</th><th></th><th></th><th></th></tr><tr><th>R</th><th>C</th><th>R</th><th>C</th><th>A</th><th>C</th><th>C</th><th>C</th><th>C</th><th>C</th><th>I</th><th>I</th><th>C</th><th>C</th><th>C</th><th>C</th><th>I</th><th>C</th><th>I</th><th>M</th><th>R</th><th>N</th></tr><tr><th>E</th><th>O</th><th>E</th><th>I</th><th>G</th><th>L</th><th>H</th><th>L</th><th>H</th><th>R</th><th>N</th><th>N</th><th>L</th><th>H</th><th>L</th><th>H</th><th>N</th><th>O</th><th>N</th><th>H</th><th>V</th><th>O</th></tr><tr><td></td><td>S</td><td>M</td><td>C</td><td>V</td><td>R</td><td></td><td></td><td>O</td><td>O</td><td></td><td>D</td><td>S</td><td></td><td></td><td>O</td><td>O</td><td>D</td><td>M</td><td>D</td><td>P</td><td>P</td><td>T</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>/</td><td></td><td></td><td></td><td></td><td></td><td></td><td>T</td><td></td><td></td><td></td><td></td><td>/</td><td></td><td>/</td><td>D</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>P</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>L</td><td></td><td>G</td><td></td><td></td><td></td></tr><tr><td colspan="23">Commercial Uses</td></tr><tr><td>Work/Live Space</td><td></td><td>P</td><td></td><td></td><td></td><td>P</td><td>P</td><td>P</td><td>P</td><td></td><td></td><td></td><td>P</td><td>P</td><td>P</td><td>P</td><td><u>P</u></td><td>P</td><td></td><td></td><td></td><td>141</td></tr></table>			Use Type	PUD					MUPD							MXPD				PIPD						Pods					Land Use Designations							Land Use Designations				Use Zone						R	C	R	C	A	C	C	C	C	C	I	I	C	C	C	C	I	C	I	M	R	N	E	O	E	I	G	L	H	L	H	R	N	N	L	H	L	H	N	O	N	H	V	O		S	M	C	V	R			O	O		D	S			O	O	D	M	D	P	P	T						/							T					/		/	D	D	E						P												L		G				Commercial Uses																							Work/Live Space		P				P	P	P	P				P	P	P	P	<u>P</u>	P				141
Use Type	PUD					MUPD							MXPD				PIPD																																																																																																																																																																																													
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Art. 5.G.2.H.2.a. Related to Quality as a Receiving Area Page 58 of 63	a. Be located within the U/S Tier <u>or the Scientific Community Overlay</u> ;	Amendment – To allow TDRs in the Scientific Community Overlay																																																																																																																																																																																																												
Tbl. 3.E.1.B-10 PDD Use Matrix Page 60 of 125	See table below:	Amendment – Added Laboratory, Research as a requested use in certain MXPD Land Use designation and PIPD Commercial Use Zone.																																																																																																																																																																																																												

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SCRIPPS AMENDMENTS  
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Table 3.E.1.B.10 – PDD Use Matrix

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Use Type	PUD					MUPD							MXPD				PIPD																						
	Pods					Land Use Designations							Land Use Designations				Use Zone																						
	R	C	R	C	A	C	C	C	C	C	I	I	C	C	C	C	I	C	I	M	R	N																	
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Commercial Uses																																							
Laboratory, Research						R	R	R	R	R	P	R	R	R			P	R	P			76																	
Art.3.E.3.D.1 Work/Live Space Page 83 of 125	<b>1. Work/Live Space</b> A space within a mixed use building that is used jointly for residential and commercial <u>and/or industrial</u> purposes, where the residential space is accessory to the primary use as a place of work. Work/Live spaces shall comply with the following supplemental use standards:  Accessory work/live <u>units spaces</u> may be permitted in a MUPD, MXPD, commercial pod of a PUD, commercial <u>and industrial</u> pods of a PIPD, or a TMD as follows: 1) <u>An</u> <del>Aa</del> ccessory work/live <u>units space</u> shall not exceed <u>1,000</u> square feet of living area; 2) A minimum of 10 percent of the living area of a work/live <u>unit space</u> shall be designated as office space; 3) Work/live space <del>in a TMD</del> shall be counted as non-residential square footage; 4) The maximum number of <u>units spaces</u> allowed in a PDD are indicated in Table 3.E.3.D-21, Work/Live PDD; 5) The maximum number of <u>units spaces</u> allowed by the DRO in a PDD are indicated in the Table 3.E.3.D-21, Work/Live <u>Units Spaces</u> PDD. The maximum number of <u>units spaces</u> allowed by the DRO in a TMD are indicated in the Table 3.E.3.D-21.a, Work/Live <u>Units Spaces</u> TMD; and 6) <u>Units Work/live spaces</u> in excess of the maximum number allowed by the DRO shall be a Requested Use.																				Amendment – To allow industrial uses and delete limitation to TMD.																		
Table 3.E.3.D-21 Work/Live Units PDD Page 84 of 125	<b>Table 3.E.3.D-21 - Work/Live <u>Units Space</u> PDD</b> <table><tr><th>FLU Designation</th><th>CL/Commercial Pod in a PUD</th><th>CH</th><th>CLO</th><th>CHO</th><th>IND (1)</th></tr><tr><td>Number of Units</td><td>1/acre</td><td>5/acre</td><td>3/acre</td><td>3/acre</td><td>3/acre</td></tr><tr><td>DRO</td><td>8</td><td>24</td><td>24</td><td>24</td><td>24</td></tr></table> <p>(1) Limited to commercial <u>and light industrial</u> pods in a PIPD only. <del>(1) Limited to a commercial pod in a PIPD only.</del></p>																				FLU Designation	CL/Commercial Pod in a PUD	CH	CLO	CHO	IND (1)	Number of Units	1/acre	5/acre	3/acre	3/acre	3/acre	DRO	8	24	24	24	24	Amendment – To add light industrial and delete redundant note.
FLU Designation	CL/Commercial Pod in a PUD	CH	CLO	CHO	IND (1)																																		
Number of Units	1/acre	5/acre	3/acre	3/acre	3/acre																																		
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Art.3.E.5.A.1 Purpose and Intent Page 87 of 125	<b>1. Purpose and Intent</b> The purpose of the PIPD district is to create an industrial development alternative, which provides employment opportunities <u>for industries, manufacturing, research development</u> and encourages internal trip capture by offering <del>commercial services and residential support</del> uses. <u>Support uses, such as hotels, offices, commercial, institutional, and residential are intended to serve the PIPD workforce, and other residential populations.</u>																				Amendment – To define employment opportunities and clarify support uses.																		

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**SCRIPPS AMENDMENTS**  
**Revised 6/2/04**

<b>Art.3.E.5.B.2.b</b> Proximity to Other Uses <b>Page 87 of 125</b>	<b>b. Proximity to Other Uses</b> <del>A PIPD with a residential pod shall be limited in size and design to allow residents to walk from residential to commercial service uses within 1,320 feet.</del> <u>A residential pod in a PIPD shall be located within 1,320 feet of commercial or personal service uses. A pedestrian accessible route shall be provided.</u> This requirement shall be met by 100 percent of the housing units in a PIPD. <b>1) Measurement of Distance</b> <u>For the purpose of this Section, distance shall be measured by drawing a straight line between the property line of a residential lot to the property line of the pod where the commercial/personal services are located.</u>	Amendment – To clarify location requirements and method of measurement .
<b>Art.3.E.5.D.1</b> Setbacks <b>Page 88 of 125</b>	<b>1. Setbacks</b> Land uses, which abut open space 40 feet in width, may substitute a 20 foot side or rear setback if a 40 foot setback is required.	Scrivener's error – Corrected grammar.
<b>Art.3.E.5.E.1</b> Industrial Page <b>88 of 125</b>	<b>1. Industrial</b> <del>An industrial pod is intended to provide areas an industrial pod is</del> for light and general industrial uses <u>and accessory uses</u> . Uses shall be pursuant to Use Regulation Schedule Table 3.E.1.B-10, PDD Use Matrix.  <b>a. Accessory Overnight Accommodation (AOA)</b> <u>Accessory overnight accommodation may be provided in a Light Industrial pod, subject to the following:</u> <b>1) Density</b> <u>One unit is allowed per 100,000 square feet of research laboratory space in the pod.</u> <b>2) Floor Area</b> <u>Each unit shall not exceed 1,000 square feet of GFA.</u> <b>3) Kitchen or Cooking Facilities</b> <u>A kitchen within each unit or a communal cooking facility shall be permitted.</u> <b>4) Compatibility</b> <u>AOA units shall be architecturally compatible in character and materials with the principal structure(s).</u> <b>5) Setbacks</b> <u>AOA units shall comply with the minimum setbacks applicable to the principal structure.</u>	Amendment – To define Accessory Overnight Accommodati on.
<b>Art.3.E.5.E.3</b> Residential Pod <b>Page 89 of 125</b>	<b>3. Residential Pod</b> A residential pod is intended to provide areas for residential housing, <u>including but not limited</u> to aid in accommodating the work force of a PIPD. A residential pod shall comply with the regulations indicated in Table 3.E.2.D-16, PUD Property Development Regulations.	Amendment – Clarification.
<b>Art. 4.B.1.A.141</b> Work/Live Space <b>Page 89 of 149</b>	<b>141. Work/Live Space</b> A space within a mixed use building that is used jointly for residential, <del>and</del> commercial <u>and/or industrial</u> purposes, where the residential space is accessory to the primary use as a place of work. <b>a. Floor Area</b> <u>Work/live spaces S</u> shall not exceed 1000 square feet of living area. <b>b. Office Space</b> A minimum of ten percent <u>of the living area</u> shall be designated as office space. <b>c. <del>TMD-PDDs</del></b> <u>Work/live space S</u> shall be counted as non-residential square footage.	Amendment – To allow for industrial uses and to clarify as non- residential use.

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SCRIPPS AMENDMENTS  
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ULDC Article/ Section Page Number	Code Provision	Reason for Amendment																				
Art. 3.A.1.B.1 Overlays Page 11 of 125	1. Overlays ..... <del>SCO-SCGCFO</del> Sugar Cane <u>Growers Cooperative of Florida Protection Area</u> Overlay	Amendment – To be consistent with the Plan.																				
Art. 3.B.12 SCO, Sugar Cane Overlay Page 25 of 125	Section 12 <del>SCO</del> <u>SCGCFO</u> , Sugar Cane <u>Growers Cooperative of Florida Protection Area</u> Overlay  A. Purpose and Intent The purpose and intent of the <del>SCO</del> <u>SCGCFO</u> is to maintain the integrity of bona fide agricultural operations related to the cultivation and processing of sugar cane, by prohibiting the encroachment of incompatible land uses or activities. It will also provide opportunities for the inclusion of related accessory and supporting uses and/or activities in close proximity to the existing mill.  B. Boundaries The <del>SCO</del> <u>SCGCFO</u> includes all of Sections 21 and 28, the eastern half of Sections 20 and 29, Township 43 Range 37, excluding completely the western half of Sections <del>20</del> and 29.  C. Use Regulations The following uses shall be permitted in the <del>SCGCFO</del> , subject to Art. 4.A, Use Classification.	Amendment – To be consistent with the Plan.																				
Tbl. 3.E.1.B-10 PDD Use Matrix Page 56 of 125	See table below:	Amendment – Added Work/Live Space as a permitted use to PIPD Industrial Use Zone.																				
Table 3.E.1.B.10 – PDD Use Matrix																						
Use Type	PUD					MUPD							MXPD				PIPD					
	Pods					Land Use Designations							Land Use Designations				Use Zone					
	R	C	R	C	A	C	C	C	C	C	I	I	C	C	C	C	I	C	I	M	R	N
	E	O	E	I	G	L	H	L	H	R	N	N	L	H	L	H	N	O	N	H	V	O
	S	M	C	V	R			O	O		D	S			O	O	D	M	D	P	P	T
				/	P							T					/		/	D	D	E
Commercial Uses																						
Work/Live Space		P				P	P	P	P				P	P	P	P	<u>P</u>	P				141

Art. 5.G.2.H.2.a. Related to Quality as a Receiving Area Page 58 of 63	a. Be located within the U/S Tier <u>or the Scientific Community Overlay</u> ;	Amendment – To allow TDRs in the Scientific Community Overlay
Tbl. 3.E.1.B-10 PDD Use Matrix Page 60 of 125	See table below:	Amendment – Added Laboratory, Research as a requested use in certain MXPD Land Use designation and PIPD Commercial Use Zone.

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	E	O	E	I	G	L	H	L	H	R	N	N	L	H	L	H	N	O	N	H	V	O																			
	S	M	C	V	R			O	O		D	S			O	O	D	M	D	P	P	T																			
					/							T					/		/	D	D	E																			
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<b>Art.3.E.5.D.1</b> Setbacks <b>Page 88 of 125</b>	<b>1. Setbacks</b> Land uses, which abut open space 40 feet in width, may substitute a 20 foot side or rear setback if a 40 foot setback is required.	Scrivener's error – Corrected grammar.
<b>Art.3.E.5.E.1</b> Industrial Page <b>88 of 125</b>	<b>1. Industrial</b> <del>An industrial pod is intended to provide areas an industrial pod is</del> for light and general industrial uses <u>and accessory uses</u> . Uses shall be pursuant to Use Regulation Schedule Table 3.E.1.B-10, PDD Use Matrix.  <b>a. Accessory Overnight Accommodation (AOA)</b> <u>Accessory overnight accommodation may be provided in a Light Industrial pod, subject to the following:</u> <b>1) Density</b> <u>One unit is allowed per 100,000 square feet of research laboratory space in the pod.</u> <b>2) Floor Area</b> <u>Each unit shall not exceed 1,000 square feet of GFA.</u> <b>3) Kitchen or Cooking Facilities</b> <u>A kitchen within each unit or a communal cooking facility shall be permitted.</u> <b>4) Compatibility</b> <u>AOA units shall be architecturally compatible in character and materials with the principal structure(s).</u> <b>5) Setbacks</b> <u>AOA units shall comply with the minimum setbacks applicable to the principal structure.</u>	Amendment – To define Accessory Overnight Accommodati on.
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